



Beatrice Road, Cardiff CF14 1DT

welcome to

Beatrice Road, Cardiff

Chain Free Mid-terrace home in Whitchurch, near to the village and ready for its next chapter! With plenty of potential, ample internal accommodation and being centrally located this is an excellent opportunity for those seeking a property they can put their own stamp on.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Stairs to first floor

Reception Room

24' max x 11' max (7.32m max x 3.35m max)
Double glazed bay window to the front, double glazed window to the rear, gas fireplace, two radiators

Kitchen

19' 9" x 6' 2" (6.02m x 1.88m)
Range of wall and base units, counter tops, sink, space for white goods, radiator, windows to the side and rear, patio door to the garden

Landing

Bedroom One

12' 7" max x 11' 4" max (3.84m max x 3.45m max)
Bay double glazed window to front, radiator, built in storage cupboards.

Bedroom Two

10' 8" max x 11' 4" max (3.25m max x 3.45m max)
Double glazed window to rear, radiator, built in storage cupboards.

Bedroom Three

7' 8" x 5' 9" (2.34m x 1.75m)
Double glazed window to front, radiator.

Bathroom

Three-piece suite comprising; Bath with shower over, wash basin, low level w/c. small loft hatch, radiator, obscure double-glazed window to rear.

Front Garden

Driveway for two vehicles

Rear Garden

Patio section, raised beds, hedges, grass area, pond, shed to the rear.



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Beatrice Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free Mid-terrace Home
- Centrally Located in Whitchurch

Tenure: Freehold EPC Rating: E
Council Tax Band: E

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109302



Property Ref:
WTC109302 - 0011

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